

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Worksession of Friday, November 13, 2009
1:00 p.m. in the Council Chambers, City Hall
70 Maple Street - Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Items for Discussion

1. John Smith, 369 River Street - Oak Street Facade
2. Demolition Procedures for Contributing Buildings
3. Closing out Permits
4. Notes
5. Misc.


IV Adjournment



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546
www.ci.manistee.mi.us

MEMORANDUM

TO: Historic District Commissioners

FROM: Denise Blakeslee 

DATE: November 6, 2009

RE: November 13, 2009 Worksession

Commissioners, a Worksession has been scheduled for **1:00 p.m. on Friday, November 13, 2009** in the Council Chambers. The Agenda is enclosed

Thank you!

:djb

ALLEY DESIGN

The purpose of this design is three-fold:

- To render a greater visual appeal between buildings in Manistee.
- To reinforce safety, whereby no citizen could be attacked in an alley setting.
- To allow the building owners or city personnel to have access to the alley when needed.

There are two proposed universal designs:

- For a smaller alley opening—approx. door size (pin support)
- For a larger alley opening—beyond door size (gate support)

Design Features/Philosophy:

- Both designs are visually plain, so as to keep the cityscape focused on its building facades, instead of the alleyways themselves.
- If the barrier is constructed simply, maintenance is easier. Longevity will also be a factor.
- Barrier supports would be used. Regular decking edge (5/4" x 6" x 8') would be attached to either side of the alley on the side wall of each building using masonry screws. The side of the regular decking edge is rounded. The decking is also treated lumber. (An earlier thought was to have 4" x 4" x 8' treated beams cemented into the ground on either side of the building's alleyway so as to support the barrier, but because of what we ran into while building the Manistee Historical Art Garden—ie: old foundations, block, stone, bricks, etc, it was concluded that the regular decking edge connected to the buildings'

surfaces' was the better way to go.) See "E" in first page of illustrations.

- The smaller alley barrier could be light enough for two men to lift it from off its pin supports, yet heavy enough whereby an individual could not lift it from its support. See both "C" and "D" on page one of the illustrations, as well as an enlarged scale of the design on pg. two of the illustrations. (The connecting functions of C and D will be addressed after this paragraph.) If a lock was needed, the support pin could hold the lock—see illustration also on page two of the illustrations. Handles would be placed on the barrier's street side for easier removal. These would be at approximately door knob height. (See "F" on page one of the illustrations.)
- Pin supports would be made as follows. A steel backer plate cut 3" x 3" would be constructed with a 90 degree support plate welded to it. The 90 degree support plate would have a hole drilled through it so it could hold the pin that will sit into it. The pin would be connected to the barrier construction side. Both pin and pin support are 90 degree constructions that are welded to a backer plate. Both the design and welding could be constructed by Dave Cutler's, West Shore Community College (WSCC) Welding and Tech Department. School flat stock inventory could be used. (This would be at a cost lower than what would be expected from a commercial welding company.) Involving the college students would also give WSCC students an opportunity to be part of City Planning, (per Rick Linke). If WSCC could not do this, Rick Linke could work with his vendors. (See C and D on second page of illustrations.)
- The larger alley barrier would be too heavy for lifting; therefore, the construction would have a gate like construction with swing-in hinges towards the alley side. See illustration on pg. two. Three would be needed for support, with those hinges obviously affixed to only one side of the barrier. This design would have to have a hasp construction at the gate's top or top-mid section so as to hold a security lock. 2" x 2" x 8' lumber could be used for the vertical supports. The wood would have to be preserved since 2" x 2" wood is not treated.

John Erbel/ServPro Owner, Rick Linke/Linke Lumber Owner, Rhonda Erbel/Retired
MHS Art Teacher, Main Street Design Committee member

ALLEY BARRIER

FRONTVIEW

(A) BARRIER EITHER -
SMALL: TREATED 2"x4"x8'
LARGE: 2"x2"x8' (DOES
NOT COME TREATED -
WOULD HAVE TO BE
SEALED)

(B) BACK SUPPORTS -
TREATED 2"x4"x WIDTH < BARRIER

(BUILDING II)

(F) STEEL HANDLE --
LIKE A BARN HANDLE

REGULAR DECKING EDGE
5/4" x 6" x 8'

MASONRY
SCREWS

(C) STEEL
BACKER PLATE WITH PIN (NOT TO SCALE)

(D) STEEL SUPPORT
PLATE WITH 90°
WELDED SUPPORT --
HOLE DRILLED
TO SUPPORT
PIN CONSTRUCTION
OF (C) (NOT TO
SCALE)

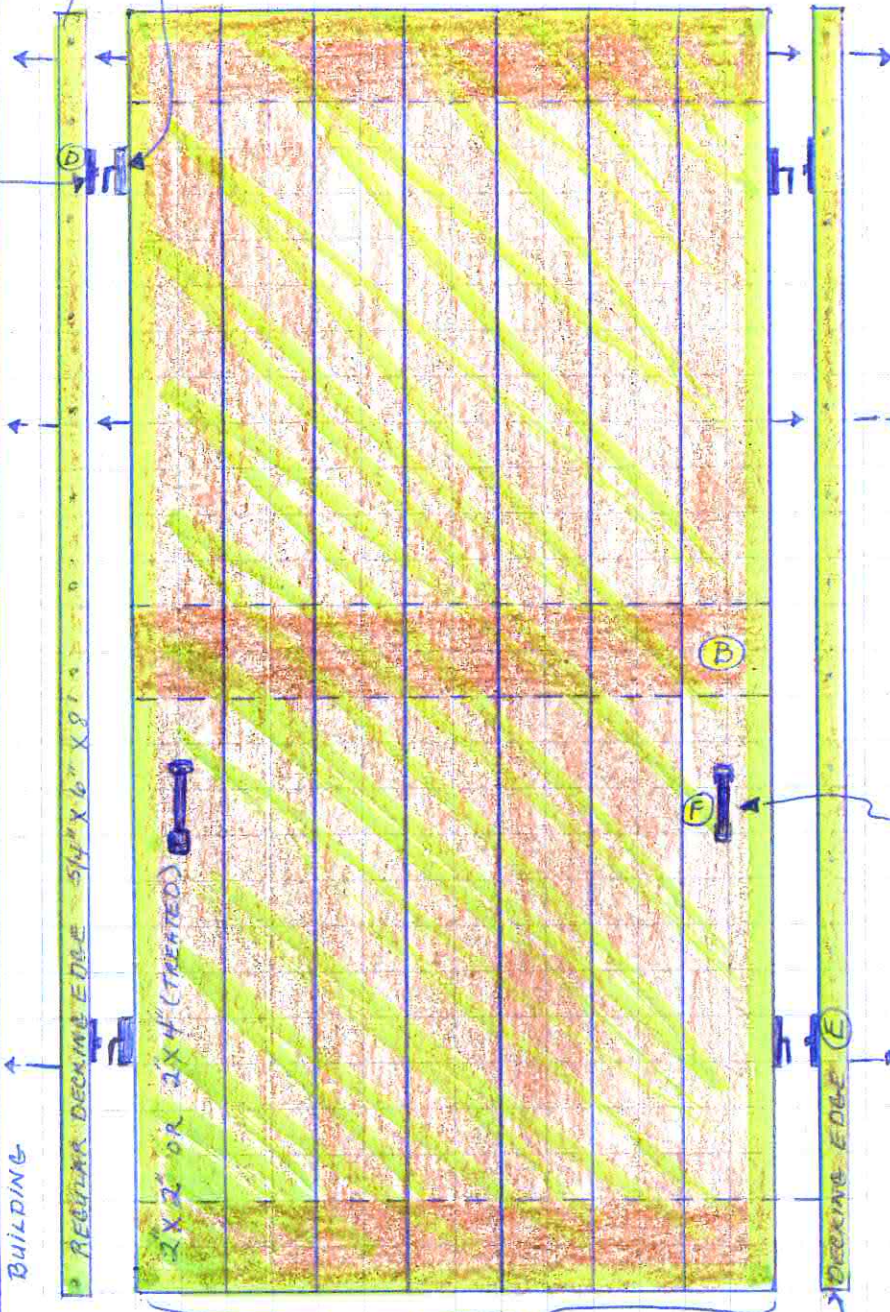
(BUILDING I)

BUILDING

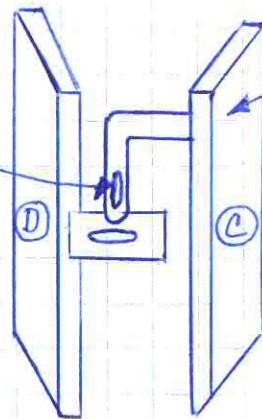
REGULAR DECKING EDGE 5/4" x 6" x 8'

2"x2" OR 2"x4" (TREATED)

DECKING EDGE



STEEL BACKER PLATE AND PIN SUPPORTS (NOT TO SCALE) / C AND D

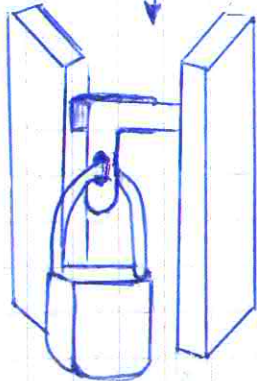


3" X 3" STEEL PLATE)

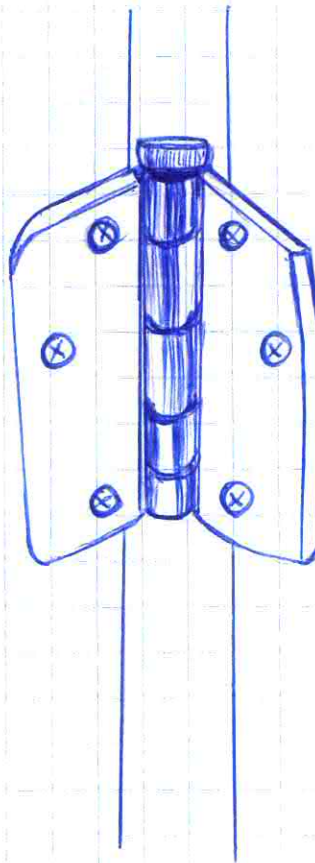
2 PER SIDE: TOP AND BOTTOM

SECURITY:

IF LOCK NEEDS TO BE
PLACED ON BARRIER,
ONE PIN COULD BE
OPENED TO PLACE
PAD LOCK THROUGH



HOLE
RILLED
HERE



REGULAR DOOR / GATE

(OPENS INTO ALLEY)

ALLEY SIDE VIEW

3 PER BARRIER: TOP / MID / BOTTOM
ONE SIDE ONLY



NOTICE OF Worksession Historic District Commission

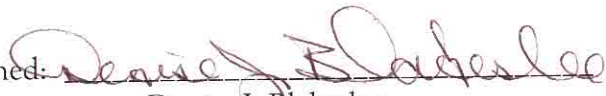
The Historic District Commission will hold a Worksession on Friday, November 13, 2009 at 1:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The Commission will discuss the following:

1. John Smith, 369 River Street - Oak Street Facade
2. Demolition Procedures for Contributing Buildings
3. Closing out Permits
4. Notes
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This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 12:00 Noon., Friday, November 6, 2009 on the bulletin board at the south entrance to City Hall.

Signed:


Denise J. Blakeslee